

# Verona Views



WINTER/SPRING 2021 • VERONA HILLS HOMES ASSOCIATION

## A Letter from the President...

I looked at my letter in last spring's issue, and what a difference a year makes... The Chiefs had just won the Super Bowl, and we looked forward to a whole slate of fun and community engaging neighborhood events for the upcoming year. It has undoubtedly been a challenging time, but as I look out my window on a beautiful sunny morning, spring is well on its way. With it comes hope of a return to some normalcy soon.

We look forward to being able to gather again in the future when it is safe to do so. In the meantime, our new events director Jimmy Nickle has had his thinking cap on, finding safe but fun ways to continue to promote the sense of community that is one of the capstones of our wonderful neighborhood. We successfully launched the Verona Hills Neighbor-que event in the fall, a socially distant day of smoking and grilling meat, with all the good smells permeating the neighborhood! Neighbors sent lots of great pictures and comments. We look forward to building on that solid foundation in years to come!

Now Easter is fast approaching. While we cannot gather in the park for an egg hunt, that is not stopping the VH Easter Bunny! Check out the events section for more details and contact information related to our Easter goodies drop off.

After years of effort, as many of you know, we finally received speed bumps on Pennsylvania between Minor and Santa Fe! Again, thank you to all who signed the petition and those who gathered signatures. A special shout out goes to City Councilman Kevin McManus and his office for being advocates for our neighborhood with this important safety initiative.

As shared in our past communications, we also advocated for improvements to Migliazzo Park and were awarded funding for park improvements from the city's PIAC committee! This project will include new all-inclusive play structures, turf improvements and more. While COVID has delayed construction, we have been informed the money allocated to the project has been increased! Please see the parks update for more information.

*(Continued on next page...)*

## Board of Directors

<b>Kevin Fallon</b> President 816-500-9558	<b>Katie Scurlock</b> Vice President 913-244-7117
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<b>Jeremy Bauer</b> Treasurer 816-863-5126	<b>Joe Lewellen</b> Secretary 816-721-7190
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<b>Laurie Minx</b> Communications 816-721-3934	<b>Phil Paschang</b> Common Areas 816-809-6053
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<b>Steve Lampone</b> Migliazzo Park 816-352-6809	<b>Richard Hudson</b> Public Works 913-634-4629
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<b>Chris Gaughan</b> Compliance 816-786-4439	<b>Brian Wellington</b> Security bjw92684@gmail.com
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### Jimmy Nickle

Events  
jnicklebbslawnsidedbbq@aol.com

**EMAIL US:**  
info@veronahills.org





As a board we strive to be the best stewards we can with our available funds, providing worthwhile services and activities. If you have ideas for new services or events – or if you just have something you would like to bring to our attention – please do not hesitate to contact us. And, as always, if you are interested in getting involved in the neighborhood, please reach out to us. It is important to continue to bring new perspectives and fresh energy to the board, so please give thought and consideration to joining or volunteering to help with upcoming activities and initiatives. If you have an interest and want to learn more, I myself and the rest of the board would be happy to answer any questions you have about duties, expectations, time commitment, and more. Please feel free to call me at 816-500-9558 or email [info@veronahills.org](mailto:info@veronahills.org).

We want to make sure you are all aware of happenings in the neighborhood. If you are not on our email distribution list, please email [info@veronahills.org](mailto:info@veronahills.org) with a preferred email address. If you would rather receive periodic phone messages, email us or call (816) 500-9558 to be added to the list. Thanks for all you do to make Verona Hills a safe, beautiful, and enjoyable place to live!



## 2021 EVENTS: Save the Date!

### Easter Goodies Delivered to Your Doorstep!

- The Verona Hills Easter bunny will be delivering goodies to kiddos on the front porches of those who sign up in advance! We hope to get back to an in-person egg hunt next year but intend for this effort to bring some cheer to our young ones in the meantime. If you did not receive an email with the link to sign up but would like to participate, please email [info@veronahills.org](mailto:info@veronahills.org). To help the Easter bunny assemble treats, e-mail our events director Jimmy Nickle at [jnicklebbslawnsidebbq@aol.com](mailto:jnicklebbslawnsidebbq@aol.com)!

### Other Upcoming Events in 2021

- We intend to hold our 2nd annual dumpster day again this summer with 4 large dumpsters in front of Migliazzo Park on a Saturday morning. The city has not given us our date yet, so stay tuned for more details.
- We also plan to have a document shredding and electronics recycling event again this year after skipping last year and will partner with other surrounding neighborhoods in South Kansas City to make this happen.
- If possible, we'd like to resume our annual neighborhood garage sale this fall. Just like with all activities and future events, we will be prudent and move forward as it is appropriate to do so.

*Please stay tuned for future updates and more details via e-mail blasts, our website, Nextdoor, and our Facebook page.*

### REAL ESTATE RECAP:

The following is Verona Hills' Comparative Market Analysis for 2020 provided by Katie Scurlock:

45 MLS recorded sales  
 Sold \$227,000 to \$420,000  
 Average list price: \$336,773  
 Average sale price: \$335,801  
 Average days on market: 29

### STAYING CONNECTED:

Be sure to check out our website at [veronahills.org](http://veronahills.org).

The directory will be coming soon and delivered directly to your doorstep this spring!

If you have suggestions, requests, or updates to your contact information, email us at [info@veronahills.org](mailto:info@veronahills.org).

If you have not received emails from us about upcoming brush pick-ups and more, reach out and let us know. We may need to update our records.

If you would rather receive phone blasts, simply request to be added to our automated call list. (We only add those who opt-in due to a small service fee.)

Have you joined Nextdoor yet? The website lets you select your neighborhood and is full of good information. Go to the following link, enter your email address and select your neighborhood (VH): <https://nextdoor.com/>

## MIGLIAZZO PARK: Additional Playground Funding Awarded

The Parks and Recreation Department has rewarded the mowing and litter collection contract for the upcoming season to Supreme Green Landworks. They will begin mowing Migliazzo Park around the first of April depending on the growth rate of the turf at that time. They are scheduled to mow approximately 16 times throughout the summer. Our neighborhood association supplements the cost of that mowing as is deemed necessary to maintain an acceptable appearance.

We are also working to determine the best method of addressing the geese "problem" in the park. The population is again at a level which results in a less-than-desirable park experience due to goose droppings. We will keep you posted on developments in this area.

We have some GREAT news in regards to the playground. As you know, last year we received \$262,150 for park and playground improvements. Fortunately we have just been awarded an additional \$150,000 for the 2021 calendar year! The additional PIAC funds from the City's Public Improvements Advisory Committee is for continued enhancements to the playground. This additional funding will be available May 1st of this year and will be utilized to add further features and improvements.

Our two sixth district council members deserve much credit for allocating this funding to Migliazzo Park. The playground improvements are now in the design phase with a focus on new inclusive equipment and new poured-in-place surfacing. This will be a very welcome addition to our wonderful park!

## COMMON AREAS: New Provider for Landscaping Efforts



We have completed a 2-year contract with Next to Nature and have been mostly happy with their performance on the islands and monuments. We are switching to Constant Care for the next couple of years, assuming they do a good job. However, it is easy for a new provider to miss an area while they get to know the neighborhood. Please contact our director of common areas, Phil Paschang, at 816-809-6053 or [ppaschang1@gmail.com](mailto:ppaschang1@gmail.com) if you see something that needs attention.

For 2021, we will continue to update the appearance along State Line. We've added weed control and trash pickup specifically along State Line in the new contract with our provider. There are a couple of islands that could use an update, and tree trimming is an annual need. Now is a good time to let Phil know if you see an area in need.

## COMPOST CONNECTION: Upcoming Leaf and Brush Pick-Ups

March 19, 2021  
 April - KCMO City Collection  
 May 14, 2021  
 June 18, 2021  
 July 16, 2021

August 13, 2021  
 September 17, 2021  
 October 15, 2021  
 November - KCMO City Collection  
 December 17, 2021

\* Please have no more than 20 paper bags or bundles at the curb by 7:00 a.m. with only natural yard waste.



## COMPLIANCE CORNER: Reporting Potholes and More

The prolonged cold snap in February has wreaked havoc on our neighborhood streets within the subdivision, and also the main roads surrounding our subdivision like Wornall and State Line. It's hard to drive in and out of the neighborhood without hitting several potholes, which can cause thousands of dollars of damage to our vehicles. So what can you do about it?

In early March, the City of Kansas City announced a new strategy to prevent and patch potholes, and a new policy to (hopefully) make sure pavement repairs last longer. The plan has three main components:

1. The City is using cameras attached to city vehicles to analyze road surface quality and identify cracks, imperfections, and other underlying problems.
2. The City is more than doubling the budget for resurfacing, from \$17,000,000 last year to \$39,000,000 this upcoming year.
3. The City is implementing a stricter excavation policy for the City itself, as well as any utility company, when the need arises to cut into the street. When excavations are needed, the City will require as much as the entire block to be resurfaced.

This is where our neighborhood comes in! As residents of the City, we all have the power to report potholes that need to be repaired. Each and every one of us has a hand in keeping our neighborhood streets in good condition.

If you have a pothole problem on your street, you can report the pothole to the City by calling 311, or by making a claim online at <https://www.kcmo.gov/i-want-to/report-a-pothole>. This will put your street on the City's list of streets in need of repair – and help keep our neighborhood beautiful.

As a reminder, an important part of our duty as residents is complying with our neighborhood's bylaws, covenants and restrictions, and declarations. These documents can be found on our website by clicking the tab in our main menu called "Our Community" and selecting the "Homes Association" page. Please also keep in mind your obligations as residents of the City of Kansas City to comply with the city's laws and ordinances. Whenever appropriate, our best policy as neighbors is to communicate any issues you notice or have with another resident directly to that resident in a courteous and collaborative manner. If it is not appropriate to do so, or if the conversation is met with abrasion or hostility, please do not hesitate to contact our compliance director, Chris Gaughan, at 816-786-4439 or call 311 to notify the city of any issues. You can also visit [kcmo.gov/311](http://kcmo.gov/311).

## TREASURER'S REPORT: News About Dues



Our assessments have not been raised for many years, and they are meant to be affordable for all our residents. Please make sure to pay your assessments on time. They allow us to enjoy many of the core services you have come to expect that are highlighted in this newsletter, as well as to evaluate other services and events for the benefit of our neighborhood.

As you may or may not know, we have a collection policy in place that includes filing liens on properties once they become due for a third year on their assessments. Once a lien is filed, not only are individuals being invoiced for past due assessments, but also interest is added at 8% on the balance, and legal expenses incurred by the Association are included. Once an assessment is over four years past due, the association is obligated by our Homes Association Declaration to file suit to collect the delinquent assessments. This action increases expenses, including legal, filing fees and court costs, which are added to the delinquent assessment amount. The cost to file a lien is approximately \$100, and the average expense if an account goes to trial is over \$1,000. In addition, a filed lien or judgment may have negative consequences on your credit rating.

Overall, your Board of Directors would rather spend our volunteer time (and your hard-earned money!) providing services and improving the neighborhood, rather than exhaust that time and money collecting delinquent accounts. Further, it is not fair to the homeowners who pay when the assessments are due. As a reminder, there's a link on our website homepage to pay online directly to [ha-kc.org](http://ha-kc.org).

I am happy to report that the continued diligence of our neighbors and our consistent effort to enforce timely payment of our dues with the collection policy as outlined above has resulted in decreased delinquency. We unfortunately had to file 6 lawsuits this past fall, but these have resulted in the collection of three large accounts totaling more than \$2,500 and prospects of a fourth. Through February 28, 2021, 26 homeowners were past due. Of these, 11 were due for last year's assessment, 7 were due for 2020 and 2021, and the remaining 8 were more than three years past due and had liens filed against their properties.

Our cash flow statement for the most recent fiscal year is available on our website. You will be pleased to note that the neighborhood remains in strong financial standing, with ample reserves to position us to address any unforeseen problems, continue to keep our streets safe during inclement weather, and consider projects for the betterment of our neighborhood. If, after review, you would like to discuss this financial information, please send a message to [info@veronahills.org](mailto:info@veronahills.org). A member of our Board will contact you. Or, if you'd like to speak to someone other than a Board member, please call our third-party property management and accounting firm, Homes Associations of Kansas City, at 913-385-2440.

## SECURITY UPDATE: Keeping Our Neighborhood Safe



One of our goals as a Board is to prevent criminal activity in our neighborhood. The best way to accomplish this is to reduce opportunities by keeping garage doors closed, doggie doors protected, your home well-lit and your vehicles and home securely locked. Most thefts that occur in our neighborhood are from unlocked cars or open garages. Please lock your cars, don't leave items of value in plain site within your vehicle, and close your garage doors and windows. This will minimize the opportunity for crime to occur in our neighborhood.

Increased surveillance by the KC Police Department – combined with Verona Hills' privately hired security, Titan Protection and Consulting – has kept our neighborhood safe. All Titan employees are clearly identified by the Titan vehicle and Titan uniforms. They have random, but multiple, daily patrols throughout our neighborhood. Titan Officers are armed with a gun, as well as a baton and pepper spray. They will check houses to resolve problems and promptly notify a homeowner, night or day.

If you notice any issues in our neighborhood, your first call should be to the police department. If there are ongoing issues and concerns you are experiencing, you may forward those to Brian Wellington or any other Board member. We will direct Titan to investigate, monitor or follow up on the issue. If we do not know that crime is occurring, then we cannot combat it.

The Board is currently identifying the best company to install surveillance cameras throughout our neighborhood. We have approximately five homeowners who have given permission for cameras to be installed on their home. The Board is still seeking three other homes that will provide us with the best opportunity to identify criminal activity. If you already have surveillance cameras on your home, please feel free to register with WatchKC so you can be a part of the solution to crime in our city. For more information or to register visit <http://kcmo.gov/police/watchkc>.

Overall, we believe that with the help of our alert and caring neighbors, along with the KCPD and our privately hired Titan Protection and Consulting, Verona Hills is a very safe place to live. You are encouraged to report any unusual occurrence or suspicious activity to 9-1-1 or by calling the non-emergency number at 816-234-5111. If you are aware of an ongoing issue, please contact the Board at [info@veronahills.org](mailto:info@veronahills.org), and we will strive to seek a remedy.

## PUBLIC WORKS: Snow Plowing and Package Deliveries

During the stretch of snowy and icy weather last month, some of our residents inquired about the status of plowing or treating the side streets in Verona Hills. We shared updates electronically with additional information based on conversations with our vendor. As some of you remember, the actual amount of snow did not lend itself to traditional plowing efforts. Therefore, plowing streets would skim the top down and make the roads icier. Also, we were advised that ice treatments are not effective when temperatures drop below 15 degrees. Our service provider did spread about 3 tons of salt on 2/10 on some of the steeper hills and intersections. We recognize the importance of keeping our neighborhood streets as safe and clear as possible in the winter, and based on news reports, our protocols seem to be in line with proper road treatments and the use of ice melt. Still, we always value feedback from residents and appreciate you staying in touch with your questions!

Overall, less snow this winter allowed us to save money on plowing! Hopefully snowflakes are behind us as we enter spring. With the arrival of warmer weather, more people may be traveling for socially distant excursions. Let's remember to keep a close eye out for our neighbors and reduce any visible signs that homeowners may be out of town. If you see newspapers gathering on a driveway or packages left openly on a doorstep, consider tucking them out of plain sight. You can always leave your neighbor a note with their location. They will surely thank you!

## NEW NEIGHBORS: Welcome Home



Verona Hills continues to be a very desirable area in Kansas City in which to live. Thanks to all who take the time to care for your property – and your neighbors!

We are always happy to have new residents join us in Verona Hills. Those who have moved to our area recently are listed on the following page for your convenience. If you see a new face or family out and about this spring, please give them a friendly wave and say “hello”!



Please join us in extending a warm welcome to Verona Hills’ newest additions who have moved since our last newsletter was published. If you are new to the neighborhood as of last fall and don’t see your name below, please send your contact information to [info@veronahills.org](mailto:info@veronahills.org). We’re glad you’re here!

David & Kaitlyn Tiehen	11306 Summit
Jean Asbury	804 West 121st Street
James & Donna North	401 Avila Circle
Jack & Suzanne Wiley	11821 Central
Nick Gormly and Kathryn Robards	322 West 116th Street
Bratt - Anne Trustee	800 West 112th Street
Rex Wiggins and Penelope Murphy	11524 Baltimore
Jacqueline Boessen and Samir Pai	12124 Jefferson Court
Jim & Elizabeth Caffrey	11413 Summit
Scott & Lindsay Lockard	11900 Jarboe Street
Lauren Aversman	11604 Pennsylvania Avenue
Miae Song	12009 Summit
Christopher Armstrong	916 West 120th Terrace
Brianne Teevan and Enrico Bongiovanni	11900 Pennsylvania Avenue
IGH Enterprises LLC	705 West Santa Fe Trail
David & Jan Moore	11917 Summit
Michael & Francis Davis	11719 Washington
Kelly & Jason Davis	713 West 115th Street
Angela Dunn	11601 Summit
Brandon & Mallory Schlitzer	11604 Summit
Seebeck Homes LLC	301 West 116th Street
John & Danielle Marino	728 West 121st Street

# Community Bank

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**KEVIN J. FALLON**  
Vice President  
NMLS #885582

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Would you or your business like to advertise in the Verona Hills newsletter that is mailed to 750 households bi-annually?

Contact [info@veronahills.org](mailto:info@veronahills.org) to reserve your ad space today!

## ADVERTISING: Featuring Your Business in Our Next Issue

Our bi-annual newsletter is mailed to approximately 750 households. It is also shared in electronic format to our email distribution list. Advertisers need not be a resident of Verona Hills.

We accept most business card size ads at a very reasonable rate (\$50 per issue). Due to volunteer nature of this publication and its reasonable rates, ads should be ready to print without additional editing services. The ads are presented as a group on the last page much like a church bulletin. Revenue is used solely to subsidize the printing and hard copy distribution of the newsletter to all residents.

The advertising deadline for a Winter/Spring issue is typically in February. The deadline for a Summer/Fall issue is typically in July. Please contact [info@veronahills.org](mailto:info@veronahills.org) at any point to inquire about available advertising space.

## FEEDBACK: Staying In Touch and Getting Involved

We always like to hear from our neighbors! Send us your feedback, suggestions and questions anytime at [info@veronahills.org](mailto:info@veronahills.org). Volunteer board members make every effort to respond in a timely way.

More information about the Verona Hills Homes Association, as well as an archive of past newsletters, can be found online at [www.veronahills.org](http://www.veronahills.org). If you are interested in getting more involved in neighborhood activities, please reach out and let us know. We welcome your involvement!

## SPECIAL THANKS: Connecting Virtually During the Pandemic



We would like to thank all of the neighbors who logged on and joined us virtually in December for our Annual Meeting in 2020! While we hope it is the first and last time we will need to avoid gathering in person due to a pandemic, it is nice to know this option exists when needed. We will continue to monitor the situation with COVID-19 as the year unfolds and will hope to meet in person next time while still following the latest health and safety precautions. As usual, please stay tuned for more details. Thanks for your continued support and flexibility!



**Verona Hills Homes Association**

4200 Somerset Drive, Suite 216, Prairie Village, KS 66208

(913) 385-2440; Fax (913) 385-2441

Website: [www.veronahills.org](http://www.veronahills.org)

## Winter/Spring 2021 Newsletter